

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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### **Development Review Committee Meeting** **November 9, 2009**

#### **Members Present:**

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Vice-Chairperson/Development Coordinator/Acting Secretary, Bill Stevens-Public Works, Rolland Shrewsbury-Environmental Health, and Chief Bill Gulbrandsen and Bill Richards- Sumter County Fire.

The meeting convened at 2:00 p.m.

#### **Approval of Minutes:**

Mr. Stevens made a motion to approve the minutes from the November 2, 2009, DRC meeting. Mr. Shrewsbury seconded the motion, and the motion carried.

#### **New Business:**

##### **Southern Motor Coach Resort – Major Development – Master Plan Review for a RVPUD**

Property Location: NW corner of US 301 & CR 673/St. Catherine

Jason Lewis-Kimley-Horn and Associates, Inc, representative for the applicant was present and requested master plan approval for a RVPUD.

Mrs. Webb's comments consisted of providing the following information on the plans: a vicinity map at a scale of no less than 1" = 1 mile, all permitting agencies and utility providers, a legal description of the property, surrounding roadways, zoning and land use of the subject property and adjacent properties, parking calculations for the general store and clubhouse, open space calculations and labeling as active or passive. Mrs. Webb also requested the applicants explain how access will be granted to the emergency access on the east side of the property. Mrs. Webb stated the road impact fees are \$571.00 per lot. Mr. Thornton, attorney for the applicant, questioned whether the applicants would be responsible for those fees or if the lot owners could be responsible when the lots are sold. Mr. Cornelius stated the Board of County Commissioners (BOCC) could enter into an agreement with the developers for road impact fee collection.

Mr. Cornelius' comments consisted of the approval of the development being subject to the Federal Emergency Management Agency (FEMA) acceptance of flood plains and pending traffic study comments. Mr. Cornelius explained the preliminary evaluation of the traffic study by staff has raised concerns regarding possible turn lanes on CR 673 and potential impacts to CR 674 as the traffic study does not reflect those impacts.

Mr. Shrewsbury's stated Environmental Health will permit the park as a mobile home park and the applicants are required to obtain a pool permit.

Mr. Richards stated 11 additional fire hydrants are required due to the 500' separation requirement.

Mr. Stevens stated his preliminary assessment of the traffic study consisted of the possibility of installing a right-turn only lane on CR 673, left turn lane (west to east) to not impede traffic and resurfacing CR 673,

and providing a geo-grid report to determine whether the road contains unsuitable materials. Mr. Lewis explained the turn lane is not warranted at this time based on the traffic study; however, the traffic study did not account for the vehicle types.

Mr. Stevens made a motion to table the project until the November 30, 2009, DRC meeting to allow a thorough review of the traffic study. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:18 p.m.